



City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

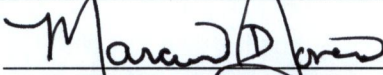
January 27, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Text Amendment to the Courtney Avenue Urban Mixed Use District – Edward McCullough**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 3/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-1**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:**
The applicant is modifying the existing district to eliminate the commercial and industrial uses and buildings on the site and proposing only residential.
- IV. **Applicant:** **Edward McCullough – Princess Anne and Courtney Avenue**
- V. **Description**
 - This agenda item amends section 11-13, Courtney Avenue Urban Mixed Use District (CAU-MU), to modify development standards, eliminate industrial uses and increase the number of residential units.
 - The current Courtney Avenue district was a mixed use district which proposed:
 - Rehabilitation of the existing four-story brick structure fronting on Princess Anne Road from industrial to 72 residential units.
 - Use of the two existing industrial buildings on the northern portion of the site for commercial and light industrial uses.
 - The proposed amendments to the district still propose to rehabilitate the existing four-story brick structure fronting on Princess Anne Road but propose to demolish all other structures and eliminate the proposed commercial and industrial uses.
 - The number of units in the existing building are proposed to increase from 72 to 91 and a second residential structure is proposed containing 64 residential units to the north fronting on Courtney Avenue for a total of 155 units.
 - The remainder of the lot will be developed with useable open space and parking for the residential units.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated December 11, 2014 with attachments
- Proponents and Opponents
- Ordinances



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

December 11, 2014

From: Susan Pollock, CFM
Principal Planner

Subject: Edward McCullough to
amend:

- a. The City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Commercial to Multifamily.
- b. The City's *Zoning Ordinance* to amend section 10-13, "Courtney Avenue Urban Multiple-Use District (CAU-MU)" in order to revise development standards for the district.

Reviewed: Leonard M. Newcomb, III, CFM
Land Use Services Manager

Ward/Superward: 3/7

Approved:

George M. Homewood, AICP, CFM
Planning Director

Item Number:

I. Recommendation:

Staff recommends approval as the amended district will preserve a historic warehouse, eliminate industrial uses and provide additional multi-family housing directly adjacent to the residential uses abutting the site to the east.

II. Applicant: Edward McCullough

III. Description:

- This agenda item amends section 11-13, Courtney Avenue Urban Mixed Use District (CAU-MU), to modify development standards, eliminate industrial uses and increase the number of residential units.
- The current Courtney Avenue district was a mixed use district which proposed:
 - Rehabilitation of the existing four-story brick structure fronting on Princess Anne Road from industrial to 72 residential units.
 - Use of the two existing industrial buildings on the northern portion of the site for commercial and light industrial uses.

- The proposed amendments to the district still propose to rehabilitate the existing four-story brick structure fronting on Princess Anne Road but propose to demolish all other structures and eliminate the proposed commercial and industrial uses.
- The number of units in the existing building are proposed to increase from 72 to 91 and a second residential structure is proposed containing 64 residential units to the north fronting on Courtney Avenue for a total of 155 units.
- The remainder of the lot will be developed with useable open space and parking for the residential units.

IV. Analysis

The applicant is modifying the existing district to eliminate the commercial and industrial uses and buildings on the site and proposing only residential.

Plan Analysis

Plan Amendment

- *plaNorfolk2030* designates this site as commercial.
 - When *plaNorfolk2030* was adopted this site was intended to provide for a mix of commercial, residential and industrial.
 - Since commercial and industrial uses are no longer proposed, only residential, the proposed use is inconsistent with *plaNorfolk2030*.
 - An amendment to multifamily is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the multifamily land use category as a location for townhome, apartment, or condominium complexes with designated parking areas and common open space.
 - It recommends supporting amendments to multifamily where the site is located within close proximity to an arterial road or transit corridor, where the site is already developed with multifamily or adjacent to higher intensity development, and where the site can accommodate the required open space, parking, buffering, and stormwater facilities.
- Given that the property meets the locational requirements for multifamily designation and that the proposed use meets the development standards of multifamily, a plan amendment to multifamily is appropriate.

Text Amendment

- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.

Zoning Analysis

- This nearly 2.5 acre site is bounded on the south by East Princess Anne Road, to the west by the Norfolk and Western Railway, to the north by Goff Street and to the east by Courtney Avenue.
- It is currently developed with several industrial buildings and was formerly used for auto salvage and warehouse activities.
- The Bruces Park neighborhood, which is developed with a mix of residential uses, abuts the

site directly to the east.

- A multi-family development, replacing commercial and industrial uses, should have a positive impact on the adjacent neighborhood.

Traffic Analysis

- Institute of Transportation Engineers figures estimate that the construction of 155 apartment units on this site will generate 896 new vehicle trips per day.
- The site is near frequent transit service with Hampton Roads Transit (HRT) bus route 23 (Princess Anne) operating along Princess Anne Road and HRT bus route 8 (Tidewater) serving Tidewater Drive near the site.

V. Financial Impact

Approval of the request would potentially permit additional residential development within the city.

VI. Environmental

- The proposed amendments will preserve a historic structure.
- Any additional development will be required to receive site plan approval.

VII. Community Outreach/Notification

- Legal notice was posted on the property on November 4.
- Letters were mailed to all property owners within 300 feet of the property on November 26.
- Legal notification was placed in *The Virginian-Pilot* on November 27 and December 4.

VIII. Coordination/Outreach

This request has been coordinated with the Department of City Planning and the City Attorney's Office.

Supporting Material from the Department of City Planning

- Proposed Text
- Location Map
- Request for Text Amendment

Proponents and Opponents

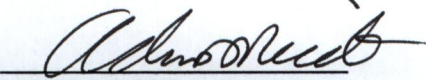
Proponents

Edward McCullough
1406 Eleanor Court
Norfolk, VA 23508


Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTIES LOCATED AT 1235 AND 1237 COURTNEY AVENUE AND 1140 AND 1148 EAST PRINCESS ANNE ROAD FROM COMMERCIAL TO MULTIFAMILY.


- - -

BE IT ORDAINED by the Council of the City of Norfolk:

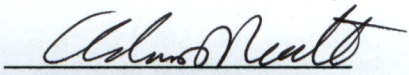
Section 1:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the properties located at 1235 and 1237 Courtney Avenue and 1140 and 1148 East Princess Anne Road is hereby changed from Commercial to Multifamily. The properties which are the subject of this change in land use designation are more fully described as follows:

Properties bounded on the south by East Princess Anne Road, on the east by Courtney Avenue, on the north by Goff Street, and on the west by a railroad right-of-way; premises numbered 1235 and 1237 Courtney Avenue and 1140 and 1148 East Princess Anne Road.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved 

By


Office of the City Attorney

Contents Approved: 

By


DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND SECTION 10-13 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO REVISE THE NAME, THE DEVELOPMENT STANDARDS, AND THE TABLE OF PERMITTED USES FOR THE COURTNEY AVENUE URBAN MULTIPLE-USE DISTRICT (CAU-MU) .

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Section 10-13 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), is hereby amended and reordained so as to revise the development standards and the table of permitted uses for the "Courtney Avenue Urban Multiple-Use District (CAU-MU)". The name of the district is also hereby changed to the "Courtney Avenue District (CA)". The text shall read as set forth in "Exhibit A," attached hereto, and the table of uses shall read as set forth in "Exhibit B," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (2 pages)

Exhibit B (6 pages)

EXHIBIT A

10-13 Courtney Avenue District (CA).

- 10-13.1 *Purpose statement.* The Courtney Avenue (CA) District is intended to promote multi-family residential dwellings while preserving and incorporating an historic warehouse building. The district is intended to regulate all the properties bounded on the south by East Princess Anne Road, on the east by Courtney Avenue, on the north by Goff Street, and on the west by a railroad right-of-way. Development in this district bridges the Downtown and Broad Creek areas and seeks to build on their growth.
- 10-13.2 *Location and massing of buildings.* The general site layout of the buildings shall be substantially consistent with the exhibit titled "Conceptual Site Layout of Princess Anne Rd. & Courtney Ave.", dated September 3, 2014, prepared by MSA, P.C. and on file with the department of planning, subject to such reasonable modifications as may be required by the City for final site development or site plan approval.
- 10-13.3 *Density.* No more than 155 dwelling units shall be developed on the site.
- 10-13.4 *Reserved.*
- 10-13.5 *Minimum lot size.* The minimum lot width in the district shall be one hundred (100) feet and the minimum lot size shall be twenty thousand (20,000) square feet.
- 10-13.6 *Development standards.*
- (a) *Maximum height.* The building height of any structure shall not exceed sixty (60) feet.
 - (b) *Maximum lot coverage.* Buildings and structures shall not cover more than fifty percent (50%) of the lot area.
 - (c) *Setback.* Any structure built after January 1, 2015 shall be set back from the property line a minimum of ten (10) feet.
 - (d) *Useable open space.* A minimum of thirteen percent (13%) of the lot area shall be maintained as useable open space.
 - (e) *Accessory Uses and Structures.* All accessory structures shall comply with the provisions of chapter 13 of this ordinance with the modification that fences abutting the railroad right-of-way may be up to eight (8) feet high and solid.

10-13.7 *Off-street parking and loading.*

- (a) All parking and maneuvering space and activities shall be concealed from view from public streets.
- (b) There shall be 1.5 parking spaces per dwelling unit.

10-13.8 *Signs.* Signs in this district are regulated in accordance with the residential section of *Chapter 16, Signs.*

EXHIBIT B

**SPECIAL PURPOSE DISTRICTS
TABLE 10-A – TABLE OF LAND USES**

LAND USES	DISTRICTS															COMMENTS
P = Permitted Use S = Special Exception Use	IN-1	IN-2	MHP	GA	OSP	MI	UV	EBH	OVR	CA	43rd- RV	TOD- C	TOD- S	G-1		
RESIDENTIAL USES																
Congregate Housing	P	P										S	S			
Dormitory		P					P									
Fraternity, Sorority House		P					P					S				
Group Home		P											S			
Group Home for the Handicapped		P							P				P			
Manufactured Home			P													
Mixed Uses							P	P				P	P	P		
Multi-Family (3-6 units)							P	P	P			P	P	P	TOD-C and TOD-S: using the standards of the R-14 District	
Multi-Family (7 or more units)							P	P	P	P		P	S	P	TOD-C and TOD-S: using the standards of the R-15 District	
Nursing Home	P	P														
Semi-Detached Dwelling												S	S			
Single-Family									P				P		TOD-C and TOD-S: using the standards of the R-8 District	
Townhouse							P	P			P	P	P	P	TOD-C and TOD-S: using the standards of the R-10 District	

LAND USES	DISTRICTS															COMMENTS
P = Permitted Use S = Special Exception Use	IN-1	IN-2	MHP	GA	OSP	MI	UV	EBH	OVR	CA	43rd- RV	TOD- C	TOD- S	G-1		
Two-Family												S	S			
OFFICE USES																
Laboratory		P					P					P				
Office	P	P		P			P	P				P	P	P		
Office, Contractor (no exterior storage)														P		
Office/Clinic, Medical		P					P	P				P	P	P		
Office, Veterinary												P	P		Without outdoor kennels or runs	
COMMERCIAL USES																
After Hours Membership Organization												S	S			
Art Gallery							P	P				P	P	P		
Auction House																
Automobile and Truck Rental				P										S		
Automobile and Truck Repair														S	Subject to the requirements of § 25-10.3 Automobile repair and gas station	
Bed and Breakfast												P	P		Subject to the requirements of §25-10.10, Bed and breakfast	
Building Materials Sales and Distribution																
Car Wash				S												
Commercial Drive-Through							S							S	Subject to the requirements of § 25-10.8 Commercial drive-through facility	

LAND USES	DISTRICTS															COMMENTS
P = Permitted Use S = Special Exception Use	IN-1	IN-2	MHP	GA	OSP	MI	UV	EBH	OVR	CA	43rd- RV	TOD- C	TOD- S	G-1		
Convenience Store, 24-Hours (no fuel sales)				P* S**			S	S				S	S		GA: *Permitted Use within terminal complex only, **Special Exception Use outside terminal complex	
Eating and Drinking Establishment	S	S		S	S		S	S				S	S	S	Subject to the requirements of § 25-10.1 Adult uses	
Eating Establishment	P	P		P	P		P	P				P	P	P		
Entertainment Establishment	S	S		S	S		S	S				S	S	S	Subject to the requirements of § 25-10.1 Adult uses	
Farmer’s Market												P				
Financial Institution		P		P				P				P	P	P		
Flea Market, Indoor																
Funeral Home													P			
Gas Station														S	Subject to the requirements of § 25-10.3 Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.	
Health and Fitness Facility				P			P	P				P	S	P		
Hotel/Motel		S		S			P					P		P	Subject to the permit requirements of Norfolk City Code chapter 22, article II (§ 22-27 et seq.)	
Kennel (with no outdoor area)				P												
Marina (with or without boat repair)								P								
Mini-Warehouse													S			
Recreation Center, Commercial				S			S					S	S		GA: Within terminal complex only	
Recreational Sports, Indoor							S					P	S	P		

LAND USES	DISTRICTS															COMMENTS
P = Permitted Use S = Special Exception Use	IN-1	IN-2	MHP	GA	OSP	MI	UV	EBH	OVR	CA	43rd-RV	TOD-C	TOD-S	G-1		
Recreational Sports, Outdoor					P		S									
Retail Goods Establishment		P		P			P	P				P	P	P	IN-2: limited to a pharmacy	
Retail Goods Establishment (operating after midnight)				P* S**			S	S				S	S	S	GA: *Permitted Use within terminal complex only, **Special Exception Use outside terminal complex	
Retail Services Establishment		P		P			P	P				P	P	P	IN-2: limited to medical supplies and equipment	
Retail Services Establishment (operating after midnight)				P* S**			S	S				S	S	S	GA: *Permitted Use within terminal complex only, **Special Exception Use outside terminal complex	
Sale of Alcoholic Beverages for Off-Premise-Consumption		S	S	S	S		S	S				S	S	S	Subject to the requirements of § 25-10.1 Adult uses	
Studio, Arts							P					P	P			
Studio, Dance							P					P	P	P		
Taxicab Operation				S												
Theater	P						P					S		P		
Therapeutic Massage Facility				P												
Used Books/Media Sales				P												
Used Merchandise Sales																
Vendor		P			P										Subject to the requirements of City Code § 42 – Article I-A	
PUBLIC AND CIVIC USES																
Airport				P												
Amphitheater, Arena, Stadium							P									

LAND USES	DISTRICTS															COMMENTS
P = Permitted Use S = Special Exception Use	IN-1	IN-2	MHP	GA	OSP	MI	UV	EBH	OVR	CA	43rd- RV	TOD- C	TOD- S	G-1		
Boat Ramp					P											
Broadcast Studio	S	P					P							P		
Cemetery					P											
Communication Tower (Commercial)	S	S		S	S		S	S				S	S	S	Subject to the requirements of § 25-10.5 Communication Tower	
Community Dock					P											
Conference Center				P			P								GA: Permitted within terminal complex only	
Correctional Facility		S														
Day Care Center, Adult	P	P					S					P	S	P		
Day Care Center, Child	P	P		S			S	S				S	S	S	Subject to the requirements of § 25-10.2 Day care center	
Educational Facility, College/University		P					P					P				
Educational Facility, K-8	P	P					P					P	P		Kindergartens subject to the requirements of §25- 10.2	
Educational Facility, 6-12	P	P					P					P	P			
Educational Facility, Professional and Vocational	P	P					P					P				
Governmental Operations (non- industrial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Heliport		P		P												
Hospital		P														
Library	P	P					P	P				P	P			

[illegible]

- **10-13 - Courtney Avenue Urban Multiple-Use District (CAU-MU).**

10-13.1 *Purpose statement.* The Courtney Avenue (CA) District is intended to promote the block bounded by East Princess Anne on the south, the railroad to the west, Goff Street to the north and Courtney Avenue to the east. The district would eliminate industrial uses and promote multi-family residential while preserving an existing historic warehouse on the site. Development in this district bridges the Downtown and Broad Creek areas and seeks to build on their growth.

10-13.2 *Density.* No more than one hundred fifty-five (155) units shall be developed on the site.

10-13.3 *Minimum lot size.* The minimum lot width in the district shall be one hundred (100) feet and the minimum lot size shall be twenty thousand (20,000) square feet.

10-13.4 *Development standards.*

- (a) *Maximum height.* The building height of any structure shall not exceed sixty (60) feet.
- (b) *Maximum lot coverage.* Buildings and structures shall not cover more than fifty (50) percent of the lot area.
- (c) *Yard requirements.* For all new structures a yard of not less than ten (10) feet is required along all property lines
- (e) *Useable Open space.* A minimum of thirteen (13) percent of the lot area shall be maintained as useable open space.
- (f) *Accessory Uses and Structures:* Except fences abutting the railroad which may be 8 foot and solid, fences and accessory structures shall comply the Chapter 13, *Accessory Uses and Structures*.

10-13.5 *Off-street parking and loading.*

- (a) All parking and maneuvering space and activities shall be concealed from view from public streets.
- (b) Off-street parking is required in accordance with the regulations of Chapter 15, *Parking and Loading*.

10-13.6 *Signs.* Signs in this district are regulated in accordance with the residential section of Chapter 16, *Signs*.

SPECIAL PURPOSE DISTRICTS
TABLE 10-A—TABLE OF LAND USES

LAND USES	DISTRICTS														COMMENTS
P = Permitted Use S = Special Exception Use	IN -1	IN -2	MH P	GA	OS P	M I	U V	EB H	OV R	C A	43rd- RV	TO D-C	TO D-S	G - 1	
RESIDENTIAL USES															
Congregate Housing	P	P										S	S		
Dormitory		P					P								
Fraternity, Sorority House		P					P					S			
Group Home		P											S		
Group Home for the Handicapped		P							P				P		
Manufactured Home			P												
Mixed Uses							P	P				P	P	P	
Multi-Family (3—6 units)							P	P	P			P	P	P	TOD-C and TOD-S: using the standards of the R-14 District
Multi-Family (7 or more units)							P	P	P	P		P	S	P	TOD-C and TOD-S: using the standards of the R-15 District
Nursing Home	P	P													
Semi-Detached Dwelling												S	S		
Single-Family									P				P		TOD-C and TOD-S: using the standards of the R-8 District

Townhouse							P	P			P	P	P	P	TOD-C and TOD-S: using the standards of the R-10 District
Two-Family												S	P		
OFFICE USES															
Laboratory		P					P					P			
Office	P	P		P			P	P				P	P	P	
Office, Contractor (no exterior storage)														P	
Office/Clinic, Medical		P					P	P				P	P	P	
Office, Veterinary												P	P		Without outdoor kennels or runs
COMMERCIAL USES															
After Hours Membership Organization												S	S		
Art Gallery							P	P				P	P	P	
Automobile and Truck Rental				P											
Auction House															
Automobile and Truck Rental														S	
Automobile and Truck Repair														S	Subject to the requirement s of § 25- 10.3, Automobile repair and gas station
Bed and Breakfast												P	P		Subject to the requirement s of § 25-

															10.10, Bed and breakfast
Building Materials Sales and Distribution															
Car Wash				S											
Check Cashing Establishment													S		
Commercial Drive-Through							S							S	Subject to the requirements of § 25-10.8, Commercial drive-through facility
Convenience Store, 24-Hours (no fuel sales)				P* S* *			S	S				S	S		GA: *Permitted use within terminal complex only, **Special Exception Use outside terminal complex
Eating and Drinking Establishment	S	S		S	S		S	S				S	S	S	GA: within terminal complex only; Subject to the requirements of § 25-10.1, Adult uses
Eating Establishment	P	P		P	P		P	P				P	P	P	
Entertainment Establishment	S	S		S	S		S	S				S	S	S	Subject to the requirement

																s of § 25-10.1, Adult uses
Farmer's Market												P				
Financial Institution		P		P				P				P	P	P		
Flea Market, Indoor																
Funeral Home													P			
Gas Station														S	Subject to the requirements of § 25-10.3, Automobile repair and gas station Subject to the requirements of § 13-6.6, Motor fuel pumps, islands and curbs	
Health and Fitness Facility				P			P	P				P	S	P		
Hotel/Motel		S		S			P					P		P	Subject to the permit requirements of Norfolk City Code chapter 22, article II (§ 22-27 et seq.)	
Kennel (with no outdoor runs)				P												
Marina								P								
Mini-Warehouse													S			
Parking Facility	P	P	P	P	P	P	P	P	P		P	P	S	S		

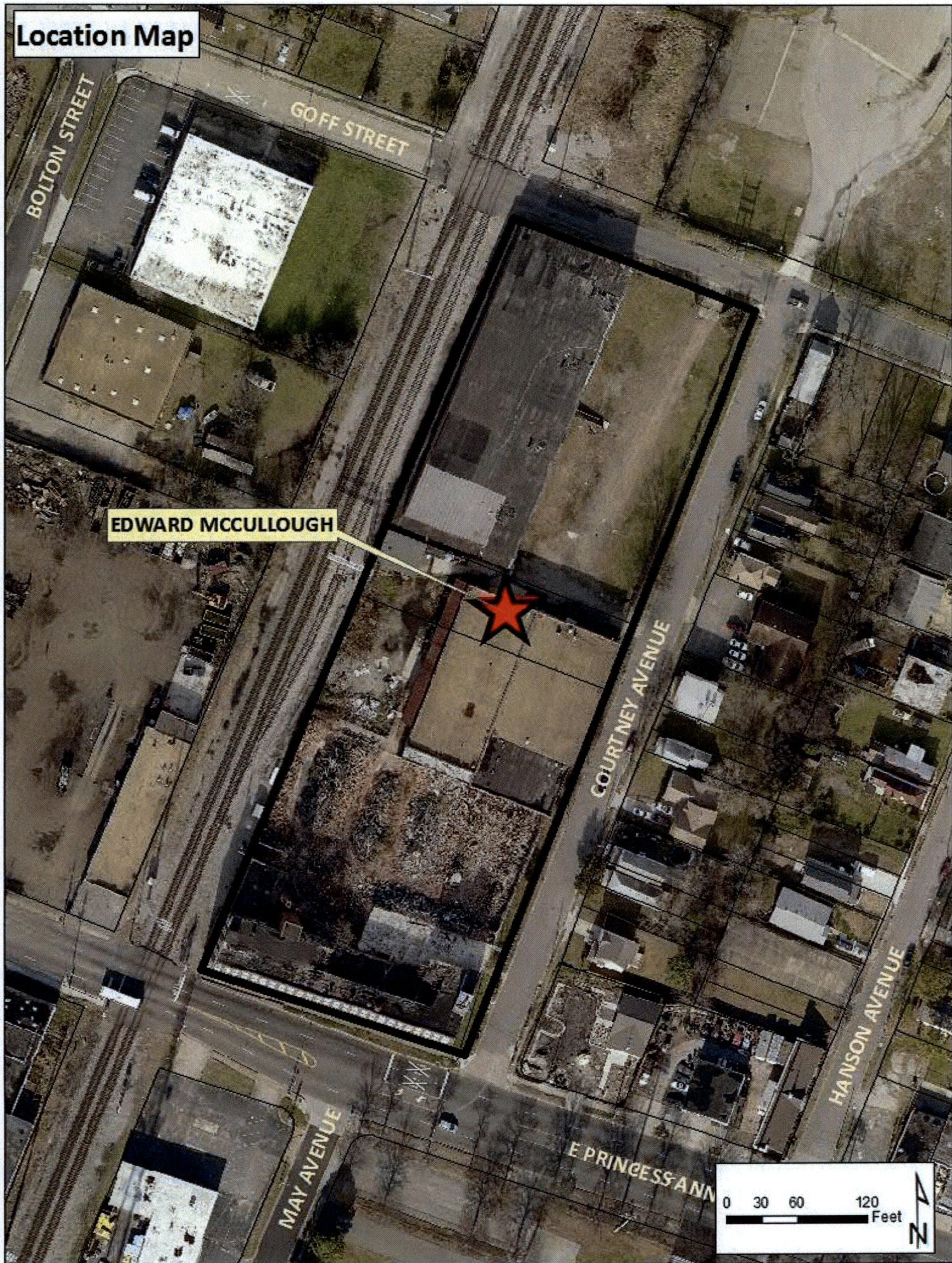
Recreation Center, Commercial				S			S					S	S		GA: Within terminal complex only
Recreational Sports, Indoor							S					P	S	P	
Recreational Sports, Outdoor					P		S								
Retail Goods Establishment		P		P			P	P				P	P	P	IN-2: limited to a pharmacy
Retail Goods Establishment (operating after midnight)				P* S* *			S	S				S	S		GA: *Permitted Use within terminal complex only, **Special Exception Use outside terminal complex
Retail Services Establishment		P		P			P	P				P	P	P	IN-2: limited to medical supplies and equipment
Retail Services Establishment (operating after midnight)				P* S* *			S	S				S	S	S	GA: *Permitted Use within terminal complex only, **Special Exception Use outside terminal complex
Sale of Alcoholic Beverages for Off-Premise Consumption		S	S	S	S		S	S				S	S	S	Subject to the requirements of § 25-10.1 Adult uses
Studio, Arts							P					P	P		

Studio, Dance						P					P	P	P	
Taxicab Operation				S										
Theater						P					S		P	
Therapeutic Massage Facility				P										
Used Books/Media Sales				P										
Used Merchandise Sales														
Vendor		P			P									
PUBLIC AND CIVIC USES														
Airport				P										
Amphitheater, Arena, Stadium						P								
Boat Ramp					P									
Broadcast Studio	S	P				P							P	
Cemetery					P									
Communication Tower (Commercial)	S	S		S	S		S	S				S	S	S Subject to the requirement s of § 25- 10.5 Communicat ion Tower
Conference Center				P			P							GA: Permitted within terminal complex only
Correctional Facility		S												
Day Care Center, Adult	P	P					S					P	S	P
Day Care Center, Child	P	P		S			S	S				S	S	S Subject to the requirement s of § 25- 10.2 Day care center

[illegible]

[illegible]

Location Map





REQUEST FOR TEXT AMENDMENT

Date of request: 10/27/2014

DESCRIPTION OF REQUESTED AMENDMENT

Purpose of Amendment: To clarify density for entire site. Was originally
contemplated for just historic structure. Could have been up to seven parcels.
Will be one parcel now. Ask to delete subsection 10-13.3 in its
entirety. Remaining restrictions to remain in place.

Ordinance Section(s) to be amended (if known)

10-13.3

Ordinance Section(s) to be added (if known)

REQUESTOR INFORMATION

Name of requestor (Last) McCullough (First) Edward (MI) A

Mailing address (Street/P.O. Box) American Cigar Factory, LLC 520 W. 21st St. #G2-110

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number (757) 615-4615 Fax number ()

E-mail address andy@rockvilledevelopment.com

Print name: Edward A. McCullough, Manager Sign: [Signature] 10/27/2014
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

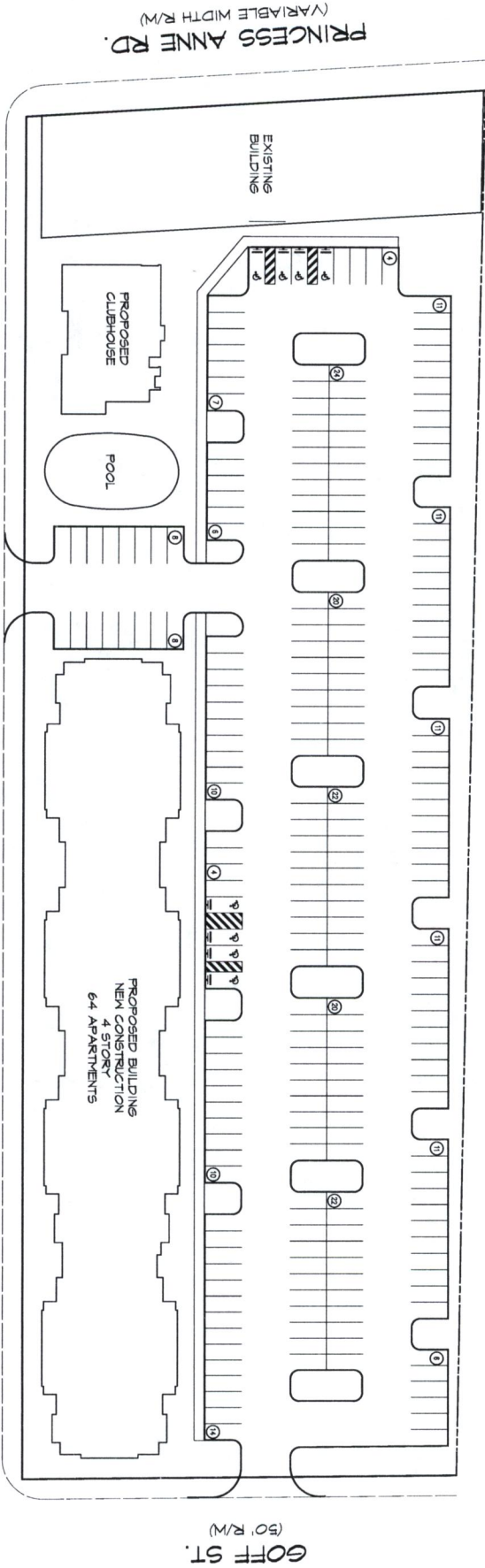
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

420

CONCEPTUAL SITE LAYOUT OF
PRINCESS ANNE RD. & COURTNEY AVE.
 NORFOLK, VIRGINIA

NORFOLK & WESTERN RAILWAY
 (60' R/W)



OPTION 4
 PARKING PROVIDED:
 240 8'X18' SPACES
 & HANDICAP SPACES

Example

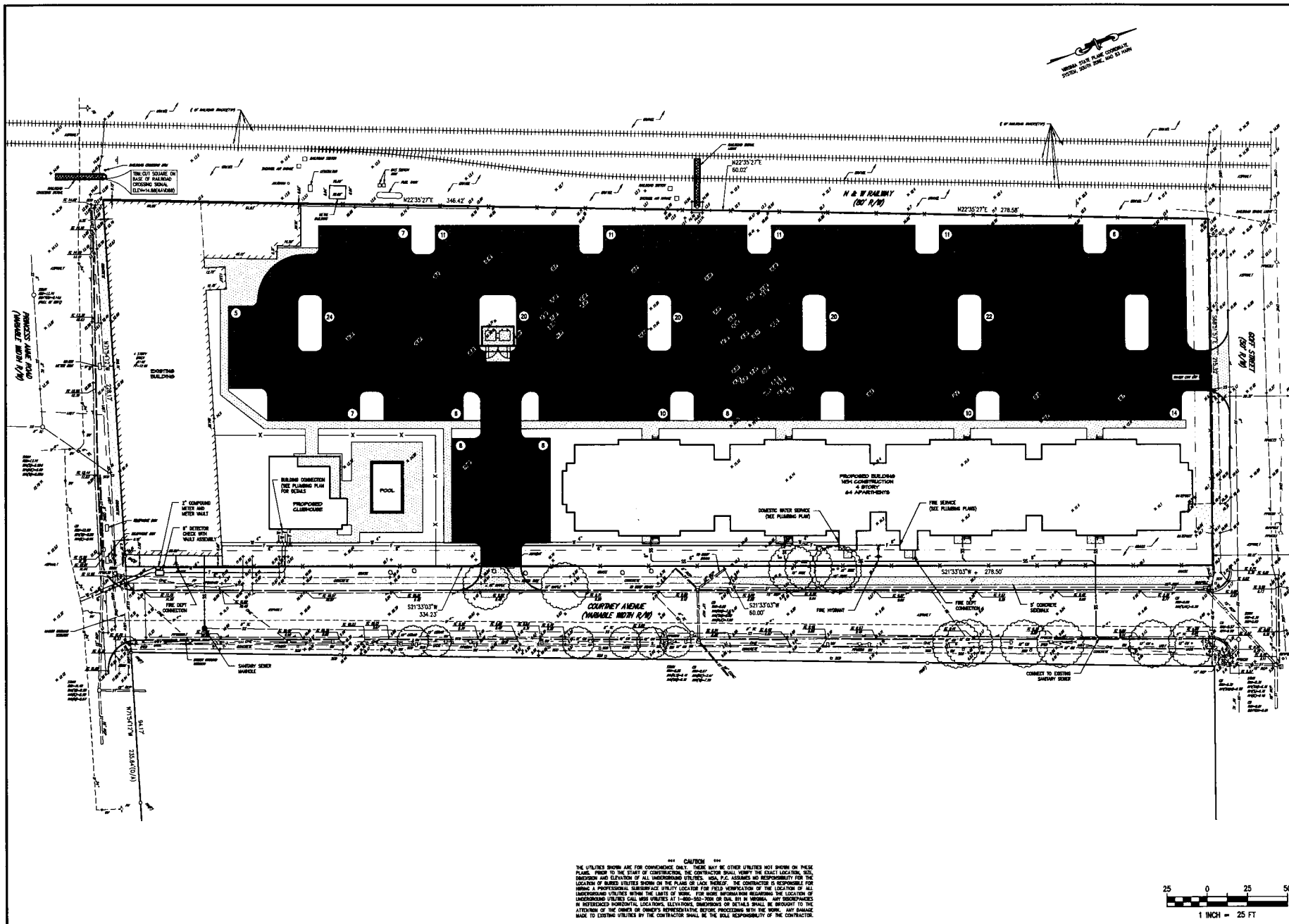
DATE: 04/03/14

THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED WITHOUT BENEFIT OF A
 SITE SPECIFIC DATA AND ARE APPROXIMATE CONCEPT DRAWINGS ARE GENERAL IN
 NATURE AND ARE INTENDED ONLY TO ILLUSTRATE THE DEVELOPMENT POTENTIAL
 AND NOT TO BE USED FOR ANY FINANCIAL OR LEGAL BINDING TRANSACTION.



MSA, P.C.
 Environmental Sciences & Planning • Surveying
 Civil & Environmental Engineering • Landscape Architecture
 5033 Route Drive, Virginia Beach, VA 23462
 757-490-9264 (Off) 757-490-0634 (Fax)
 www.msonline.com





MSA, P.C.
 Environmental Sciences Planning & Surveying
 Civil & Environmental Engineering & Landscape Architecture
 5033 Route 28, Virginia Beach, VA 23462
 757-464-0000
 www.msaonline.com

STATE OF VIRGINIA
 PROFESSIONAL ENGINEER
 CREDIT B. HAYES
 License No. 00000001

GRADING, DRAINAGE & UTILITY PLAN
 FOR
 AMERICAN OSCAR APARTMENTS
 BUILDING DEMOLITION
 1140 E. PRINCESS ANNE ROAD

SHEET
C5.0
 5 of 10 Sheets

VIRGINIA
 WORKSHEET

DESIGNED
 DRAWN
 CHECKED
 APPROVED
 DATE

12/22/14

SCALE: 1"=25'
 PROJ. NO.: 14195